



SALEMTOWNE CIVIC ASSOCIATION

2900 OAK CREST DRIVE NW
SALEM, OREGON 97304
503 363-4729

SALEMTOWNE, an active adult community

SALEMTOWNE is located on the west side of the Willamette River, just off Wallace Road and less than three miles from the center of Salem. Located within the Salem city limits, Salemtowne has all city services.

Salem, Oregon's historic capital city provides a variety of cultural, educational and religious activities. Its excellent medical facilities and shopping are close at hand.

Adult community: Salemtowne was established in the early 1970s and contains 462 homes and condominiums. All homes and lots are individually owned. While the majority are freestanding homes, there are also two groups of condominium units. Most houses are one-story with two or three bedrooms with attached garages. Our nine-hole executive golf course and open greenways provide residents with pleasing vistas.

Buying a Home in Salemtowne: The Salemtowne Civic Association does not handle the sale of property. Prospective buyers should contact a local Realtor® to learn of available property. In 2014, purchase prices of freestanding homes ranged from \$117,000 to \$214,500 with the average sale being \$162,383 and median sale being \$161,000. This range is reflective of the size, location and condition of the property.

Salemtowne Civic Association: When you buy a home in Salemtowne you become a member of the Salemtowne Civic Association, The Association is managed by a volunteer Board of Directors elected at the June Annual Meeting. The maintenance of the buildings and grounds as well administrative support is provided by small number of paid employees.

All **committees, clubs, activities and the Civic Association Board of Directors** are staffed by volunteers who promote the unique "Salemtowne Spirit."

CC&R'S, Bylaws, Rules & Regulations: Salemtowne is governed by a *Declaration of Covenants, Conditions and Restrictions; Bylaws; and Rules & Regulations* adopted to retain the qualities that initially attract residents to Salemtowne.

Age Restrictions: At least one resident must be 55 years of age, and there may be no children under the age of 18 living at home. However, children are welcome as visitors for a period not to exceed 45 days in any consecutive twelve months!

Fees: The annual HOA assessment per household for 2015 was \$785. This maintains the golf course, common grounds and community facilities, and provides funding for asset replacement. Golf membership is optional; the 2015 annual fee of \$470 per person allows unlimited play. Golf can also be paid monthly at a fee of \$12 per 9-holes for residents and their guests. A limited number of non-resident memberships are available for people over 55 for an annual fee of \$630. Condominium units have additional monthly fees to cover their maintenance, landscaping and reserves. A buyer transfer fee of \$1500 as well as an administrative fee of \$50 is charged upon purchase of property.

Property Taxes are based on the Polk County assessor's valuation (not real market value). In 2011 the tax rate was \$18 per \$1,000 assessed valuation.

Income Taxes: There is little known fact if you are considering a move to Oregon. All or part of your US government pension, including military pensions is tax exempt in Oregon depending on your years of service

Utilities: Salem Electric and Northwest Natural Gas utilities serve Salemtowne. Qwest provides telephone service. Salem's water is supplied from the North Santiam River and is rated as among the highest quality in the nation. Weekly garbage and recycling pickup is provided by Valley Recycling.

A monthly **newsletter**, the *Salemtowne News*, contains a calendar of activities and notices of interest to all residents.

Salemtowne Community website:

www.salemtowne.us

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